



February 12, 2019

RE: White River--Rocky Ripple Flood Control Improvement District

Dear Property Owner:

The City of Indianapolis Department of Public Works ("DPW") is recommending to the Indianapolis Board of Public Works that a flood control improvement district ("District") be established to fund flood control infrastructure and operations for the benefit of special flood hazard properties in the Rocky Ripple area known as the White River – Rocky Ripple Flood Control Improvement District (the "District").

This process to establish the District is authorized by Indiana Code 36-7-15.6, which provides for the establishment of a special fund to capture incremental property tax revenue within the District to be used for the planning, design, construction, operations and maintenance of local flood control works and activities that specifically benefit special flood hazard properties. This is not a new tax or fee. Rather, any new property tax revenue resulting from increased assessed values of special flood hazard properties in the District would be directed specifically to flood control measures benefiting the District, instead of to other taxing units which receive property tax revenue.

You are receiving this notice because you are the owner of real property identified as special flood hazard property located within the proposed District. A special flood hazard property is defined as property that is situated in a special flood hazard area in which the mandatory purchase of flood insurance may apply as of January 1, 2018, as designated by the Federal Emergency Management Agency.

Included with this notice is a general information sheet with frequently asked questions about flood control improvement districts, as well as a map illustrating the boundaries of the proposed District and a description of the proposed District flood control works.

As a part of its regular meeting on February 27, 2019, the Indianapolis Board of Public Works will hold a public hearing to accept public comment from property owners in the proposed District who appear and request to be heard. The public hearing will begin at 1:00 p.m. in the Public Assembly Room on the second floor of the City-County Building, 200 East Washington Street, Indianapolis, Indiana 46204. Property owners may give public comment on any of the following topics related to the establishment of the proposed District: (1) the identity of the owner's property as special flood hazard property; (2) the boundaries of the District; and (3) the utility and benefit of the proposed plan for the flood control works for the District.

If the Board of Public Works decides--following the public hearing--to recommend the establishment of the District, the City's Metropolitan Development Commission (MDC) and the City-County Council must consider the recommendation. Below is a chart that shows the tentative dates on which the MDC and the Council will consider the recommendation, with those meetings at which public comment will be taken shown in bold. All dates are subject to change.

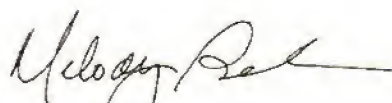
Acting Body	Tentative Date	Proposed Action
Board of Public Works	February 27	Public hearing and vote on District approval recommendation to MDC
Metropolitan Development Commission (MDC)	March 6	Adoption of a declaratory resolution establishing the proposed District
Full City-County Council	April 8	Introduction of proposal approving the MDC's declaratory resolution
Council Public Works Committee	April 18	Public hearing and information-only hearing of Council proposal approving the MDC's declaratory resolution
Full City-County Council	May 13	Vote on proposal approving of MDC's declaratory resolution
Metropolitan Development Commission (MDC)	May 15	Public hearing and vote on confirmatory resolution establishing the proposed District

If you require special accommodations for the February 27 public hearing, please call 317-327-4000 at least 48 hours prior to the hearing. If you have comments or questions regarding this notice, please contact Ben Easley in the DPW Public Information Office at 317-327-2315 or at ben.easley@indy.gov.

Respectfully,



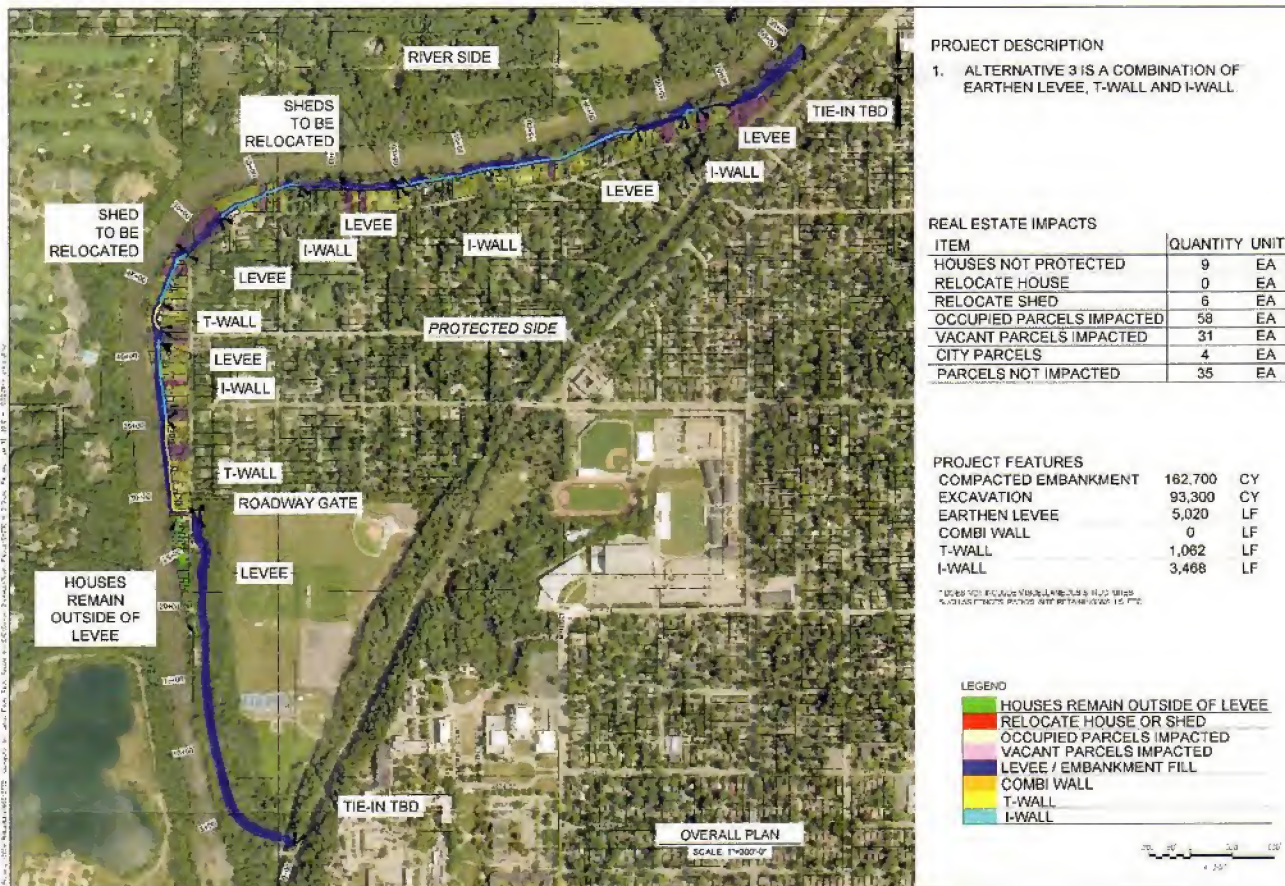
Daniel Parker
Director
Department of Public Works



Melody Park, P.E.
Deputy Director/Chief Engineer
Department of Public Works

Description and Location of Proposed Flood Control Works, per IC 36-7-15.6-9(c)

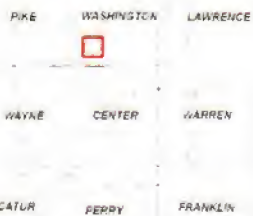
Alternative 3 of the Geotechnical Evaluation and Alternative Development – Rocky Ripple Local Flood Damage Reduction Project (LD-10-006) completed July 2018 for the City of Indianapolis Department of Public Works describes and illustrates the location of the proposed flood control works. The proposed flood control works include earthen levee beginning along the west bank of the water supply at approximately the intersection of Westfield Boulevard and Capitol Avenue. The proposed flood control works extend south along the east bank of the West Fork of the White River as a combination of reconstructed earthen levee and new flood wall. At about the intersection of 51st Street and Riverview Drive the proposed flood control works will be reconstructed earthen levee extending along the river to acceptable high ground elevation approximately 850 north of the intersection of 44th Street and Haughey Avenue.



WHITE RIVER - ROCKY RIPPLE FLOOD CONTROL IMPROVEMENT DISTRICT

Marion County

Indianapolis, IN



Location Map

District Parcels Boundary (special flood hazard properties)

--- Flood Control Works

Interstate
Thoroughfare Street
Residential Street
Trail
Streams
River / Reservoir

This map was prepared by the Marion County Department of Public Works, Planning and Engineering Division. It is for informational purposes only and does not constitute a contract. The Department of Public Works, Planning and Engineering Division is not responsible for any errors or omissions on this map.






FLOOD CONTROL IMPROVEMENT DISTRICTS

GENERAL INFORMATION - MAP EXAMPLE



In addition to the map below, answers to selected Frequently Asked Questions are available on the reverse of this page.

EXAMPLE DISTRICT MAP

- | | |
|--|---|
|  Special Flood Hazard Property (Included in District) | Regular Parcel (Not included) |
|  District Flood Works |  Floodplain |
| |  TIF District |
| |  LOMA Parcel |

The 100-year regulatory **FLOODPLAIN** is the low-lying area near a waterway which is estimated to have a 1/100 chance of flooding in any given year.

The Federal Emergency Management Agency (FEMA) uses this floodplain area to define "Flood Zones". FEMA requires certain properties located in certain Flood Zones to carry flood insurance. FEMA can redefine the regulatory floodplain and lift the flood insurance mandate if new flood control infrastructure is constructed and accredited.

Separate from FEMA, the Indianapolis Board of Public Works defines **SPECIAL FLOOD HAZARD PROPERTY** as any parcel that is touched by the floodplain, regardless of whether that property is required by FEMA to pay flood insurance.

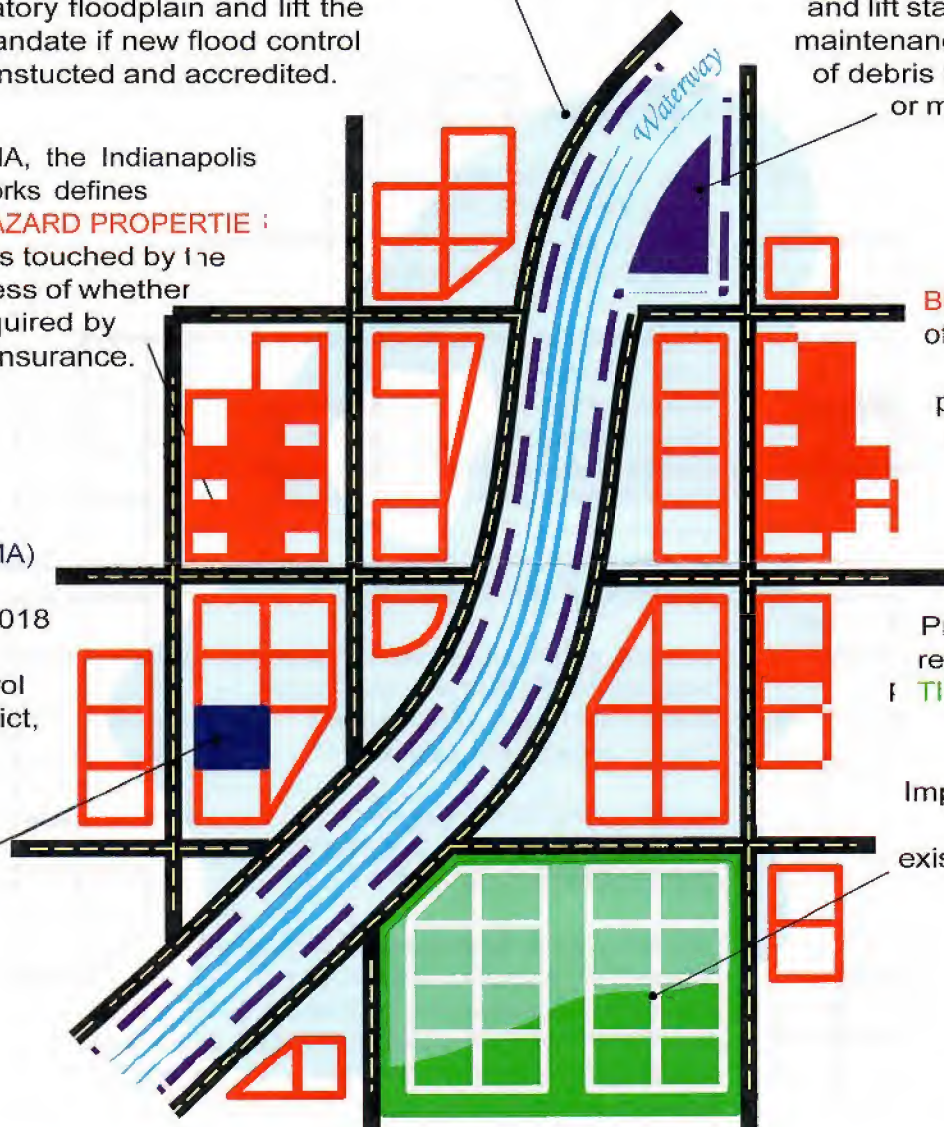
Properties with a **LETTER OF MAP AMENDMENT (LOMA)** from FEMA dated before January 1, 2018 will be excluded from a Flood Control Improvement District, even if they do benefit from the District's flood control works.

A District's **FLOOD WORKS** include the planning, design, construction, maintenance, and various operations of the flood control infrastructure which protects the District.

Examples of infrastructure include flood walls, levees, dams and lift stations. Examples of maintenance include removal of debris from the waterway or mowing river banks.

The District **BOUNDARIES** are all of the property lines of the included parcels. Boundaries are not defined by streets or other landmarks.

Property parcels in a previously established **TIF DISTRICT** will not be included in a Flood Control Improvement District, even if the parcels exist in the floodplain.



FLOOD CONTROL IMPROVEMENT DISTRICTS

GENERAL INFORMATION - FREQUENTLY ASKED QUESTIONS



WHAT IS A FLOOD CONTROL IMPROVEMENT DISTRICT?

In Marion County, the Indianapolis Board of Public Works ("BPW") can recommend that **Special Flood Hazard Properties** be included in a Flood Control Improvement District ("District") so that a portion of the property tax revenue generated by properties in the District may be directed toward the flood control measures from which they benefit.

Indiana Code IC 36-7-15.6 became effective on May 1, 2018 with the provision for Flood Control Improvement Districts.

WHAT IS A SPECIAL FLOOD HAZARD PROPERTY?

The Board of Public Works may recognize your parcel as a **Special Flood Hazard Property** if any part of the parcel is situated in a Special Flood Hazard Area, as defined by FEMA. This is separate from the federal FEMA mandate requiring flood insurance on some properties in the FEMA Special Flood Hazard Area.

There may indeed be Special Flood Hazard Properties included in a District that are not required by FEMA to carry flood insurance.

IS THIS A NEW TAX?

This is not a new tax or assessment.

You will not receive a new bill to pay. Rather, the designation allows an incremental portion of future property tax growth within the District to be directed back into the District for flood control.

The Flood Control Improvement District concept is based on the long-standing concept of tax increment financing (TIF). If assessed values of District parcels change over time, the amount paid in property taxes also changes. Within the District, property tax revenue collected above the base amount (**set at the time the District is established**) may be used to pay for construction and maintenance of the District's "flood control works."

HOW CAN THE FUNDS BE USED FOR DISTRICT FLOOD CONTROL WORKS?

The District's "**flood control works**" include the planning, design, construction, maintenance, and various operations of the flood control infrastructure which protects the District. District funds can pay for the study, design, and construction of infrastructure, or to reimburse the Marion County stormwater fund for money already spent on similar activities. Funds can also be spent on the ongoing maintenance of infrastructure. This could include the removal of debris from channels, enlarging streams, mowing river banks, repairing levee walls, etc.

A District's funds can only be directed to pay for the provision of flood control works of that specific District.

ARE THERE PROPERTIES NOT INCLUDED IN THE DISTRICT THAT STILL BENEFIT FROM THE DISTRICT'S FLOOD CONTROL WORKS?

Properties that have a FEMA-approved Letter of Map Amendment (LOMA) dated before January 1, 2018 will be excluded from a Flood Control Improvement District, even if they do benefit from the District's flood control works. Property owners with a LOMA may submit documentation to the BPW for review and removal from the District.

Similarly, properties already included in a separate TIF district are to be excluded from a Flood Control Improvement District, according to state law.

WHAT IS THE PROCESS OF ESTABLISHING A FLOOD CONTROL IMPROVEMENT DISTRICT?

The Indianapolis BPW has the authority to propose the creation of a Flood Control Improvement District, defining boundaries and the flood control works. Upon holding a public hearing and receiving public comments, the BPW then may make a recommendation to the Metropolitan Development Commission ("MDC"). The MDC will also hold a

public hearing and adopt a declaratory resolution, before referring the proposed District to the City-County Council. The Council will receive public comments before acting upon the proposal. Finally, with Council approval, the District proposal goes back before the MDC for a confirmatory resolution to establish the Flood Control Improvement District.

HOW IS THIS PROCESS PUBLICIZED?

At least 10 days before the event, the BPW must publish a notice in the local newspaper of its public hearing regarding the establishment of a District. The BPW must also mail each owner of a Special Flood Hazard Property within the proposed District a notice of the BPW public hearing, including information regarding the boundaries and flood control works of the proposed District.

Additionally, if the BPW makes a recommendation to the MDC for establishment of a District, the BPW must again mail each District property owner a notice of this recommendation, including instructions on how to participate in the MDC's public hearing process.

WHEN WILL MY PROPERTY BE REMOVED FROM THE FLOOD ZONE? WHEN WILL THE FLOOD INSURANCE MANDATE BE DROPPED?

Both the mapping of flood zones as well as the mandate of properties with federally-backed mortgages to carry flood insurance are administered by FEMA. **The Department of Public Works ("Indy DPW") neither revises flood maps nor releases properties from the flood insurance mandate.**

However, on the completed construction of a flood control project, Indy DPW may submit documentation to FEMA requesting a change to its flood zone maps. On its own time line, FEMA may then review the project and accredit the map revision, at which point the flood zones would be redrawn and the flood insurance mandate would be lifted from affected properties.